



## Development Review Comments

### O'Riley Auto – DEV 13-02

#### **Building Permits, Occupancy, Performance Security & Connection to Public Utilities**

City policy requires that for commercial, industrial or multi-family type projects, construction drawings (plans) for site, grading, street & utility improvements required for development projects be submitted for review and approved by the City Public Works Department prior to issuance of building permits for structures within the development. This is required to ensure that grading & building elevations comply with any flood plain issues, and that streets, sewer, water, & drainage required to serve the new structures (or required as conditions of approval) can be provided for the proposed layout.

#### **•Suggested Condition•**

Building permits for work on the building(s) and construction permits for site / street / utility work shall not be issued until after the developer has received final approval (from Public Works) of engineered site, street and utility construction drawings per PWDS requirements, a Developer-City construction agreement has been executed, and a performance security satisfactory to the City has been submitted guaranteeing that all improvements will be completed in accordance with the approved drawings and City standards within the specified time period (PWCS 1.9). The engineered construction drawings shall be based on a topographic survey showing the location of all property lines, right-of-way lines and existing or new easements (including recording references), and shall include all required site and utility improvements, including (as applicable) street improvements/repairs, sidewalks, street lights, water, fire hydrants, sanitary sewer, storm drainage, access driveways/fire lanes and parking lot layout/dimension plans, site grading, and irrigation plans for all phases of the development as applicable.

To avoid confusion on the timeframe required for construction, we recommend that this be formalized as a condition of approval similar to the following (timeframes listed should be modified by the City as deemed appropriate).

#### **•Suggested Condition•**

Except as specifically modified by this land use decision, the developer shall be responsible to obtain site/street/utility construction permits and building permits (and commence substantial construction) within one-year of this approval, or the approval will expire unless an extension is granted (this does not require that all construction to be complete within the 1 year period). All structures must receive a certificate of occupancy within 18 months of beginning construction, or the approval will expire.

## **LOT STANDARDS & ZONING STANDARDS**

Based on Google Maps, there are no existing buildings on the development property. However, the property consists of several separate legal lots of record, which were created as part of the Washburn & Milliorns 3rd Addition (platted in 1910). City standards do not typically allow construction of structures across legal lot lines, as this violates setback requirements. The proposed site improvements will cross the property lines for the underlying lots. Also, the proposed building appears to be located across one of the underlying legal lot lines. Easements are required where accesses or private utilities cross property other than that being served.

### **•Suggested Condition•**

The developer shall ensure that each building is located entirely on a legal lot of record, and meet any applicable setback requirements. If this is not possible, options may include ( 1) lot line adjustment( s) to move the lot line locations out from under the building envelopes, or (2) a replat of the property to eliminate the unwanted interior lot lines. If an alternate method of accomplishing this is proposed, it shall be acceptable to the City and the County Surveyor. If the access, parking or private utilities cross underlying lot lines, reciprocal easements must be provided along all parking areas, access routes or utility/drainage alignments to establish permanent access, parking and utility easement rights to all respective parcels.

## **WATER SYSTEM & FIRE PROTECTION**

The application and preliminary drawings indicate that water service will be provided by connecting to the mainline along Ivy Street. It is not clear to us whether or not the building will have a fire sprinkler system. Our records show that the existing waterlines in this area consist of the following:

- 6-inch CI waterline along the north side of 4th Avenue
- 6-inch CI waterline along the west side of Ivy Street
- 8-inch PVC waterline Juniper Street (per your recent email).

City standards require that water service, fire hydrants and water facilities meeting City standards must be provided as in conjunction with developments where required to provide service to the development property. The City's PWDS further requires that the water system shall have the capacity to provide sufficient volumes of water at adequate pressures to satisfy the maximum expected consumption plus fire flows, and that the system must be looped back into the existing system at locations where required to provide adequate fire flows.

As a practical matter, this means that developments must be linked to existing waterlines that are adequately sized to serve their intended area and provide the required fire flows. The specific location, size and capacity of such waterlines and facilities must be determined by the developer's design engineer and approved by Public Works and the City Engineer.

Fire flows required for commercial developments will be determined from the OFC based on size of buildings & type of construction, subject to approval by the Fire Chief and the City. Since the new building will be sprinkled, the fire flows can be decreased somewhat at the discretion of the Fire Chief.

•***Suggested Condition***•

Prior to issuance of building permits, the developer shall submit water system drawings conforming to the requirements of the PWDS. The drawings shall show the location and size of any existing or proposed domestic and/or irrigation water meters, as well as any existing or proposed backflow assemblies. The connection point of the domestic, irrigation and fire lines (if provided) to the public system, and the location of backflow devices shall be as approved by Public Works and the City Engineer. If required by the Fire Chief or Public Works, an additional fire hydrant shall be provided on the 4th Street end of the project, at a location approved by the Fire Chief.

Prior to final construction drawing approval, written approval for any public mainline water system improvements (if provided) must be received from the Oregon Drinking Water Section.